



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012  
Meeting Date: June 8, 2016 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Smith, Louie, Shell, Pedersen

Absent: Commissioner Modugno

### Ex Officio Members:

Director of Public Works: Mr. Matthew Dubiel, Civil Engineer

County Counsel: Ms. Jill Jones, Deputy  
Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division  
Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Smith representing the First Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Shell/Louie – That the agenda for June 8, 2016 be approved.

At the direction of the Vice Chair, the agenda was approved with Commissioners Shell, Louie, Smith and Pedersen in favor and Commissioner Modugno being recorded as absent.

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

PUBLIC HEARING

Land Divisions

Action Taken as Noted

5. **Project No. 00-136-(5). Applicant: Lennar Homes of California. 26300 Pico Canyon Road. Newhall Zoned District. a. Vesting Tentative Tract Map No. 52796. To create 102 single-family lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) on 230.5 gross acres in the A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) Zone. Also to transfer 30 dwelling units from the U-2 land use designation to the HM land use designation as allowed under the policies of the 1990 Santa Clarita Valley Area Plan. b. Conditional Use Permit No. 00-136. To authorize a density-controlled development exceeding the low-density threshold within a hillside management area and on-site grading in excess of 100,000 cubic yards. c. Oak Tree Permit No. 00-136. To authorize the removal of one non-heritage oak tree. d. Environmental Assessment No. 00-136. To consider an Environmental Impact Report with impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, and traffic and transportation considered and reduced to less than significant with project design features and mitigation measures pursuant to CEQA reporting requirements.**

Mr. Montgomery presented the staff report and indicated that the project was submitted prior to the adoption of the "One Valley, One Vision" Santa Clarita Valley Area Plan (SCVAP) in 2012. The applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen for the project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.

Testimony was followed by testimony from Denise Williams, the applicant's representative in favor of the project. Ms. Williams requested that authorization be granted on Condition No. 30 – to allow grading prior to final map recordation, due to the annexation process which can take 10 to 12 months and the large amount of grading on the site.

Ms. Williams stated that the redistribution of density to cluster the home sites would retain the natural drainage corridor of Pico Canyon, preserve Wickham Canyon, and maintain 165 acres of natural open space. In addition, the open space would preserve a natural,

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PUBLIC HEARINGS (Cont.)

Land Divisions

permanent buffer surrounding the subject property to the south and west while maintaining a natural transition from non-urban hillside development to the surrounding parkland of the Santa Monica Mountains Conservancy area and historic Mentryville.

Ms. Williams indicated that a trail kiosk will be located within the 20 foot wide trail easement, named "Trail Spur" for the Tatavium Tribe Educational Trail.

Mr. Santana, who owns a neighboring property raised concerns regarding Pico Canyon road easement access to the project. He indicated that authorization was granted from Mr. Aylan for access to roads, electric power and gas lines. Since Mr. Aylan passed, his trust representatives have been denying him access and ordering him to cease and desist; that the permissive use has been rescinded.

County Counsel informed the Commission that Mr. Santana's issue is a third party dispute and should not affect the project moving forward.

Paul Edelman, representative for the Santa Monica Mountains Conservancy voiced his concerns that the EIR is inadequate, and believes that all potentially significant impacts have not been mitigated to a level of no significance through the MMRP. He stated that 3 million cubic yards of grading over 66 acres of 50% slopes of the ecosystem is a significant impact. He questions why the site is not being developed under the "One Valley, One Vision Density Control Alternative" of the EIR.

Mr. Edelman stated that if the Commission approves the project that an additional \$1 million deficient fund payment be made to Los Angeles County Parks and regulation or the Mountains Recreational Conservation Authority (MRCA) to have more open space for mitigation and maintenance.

Lynne Plambeck, Santa Clarita Organization for Planning & the Environment (SCOPE) voiced her concerns stating that the area is a dangerous place for homes. It is a high fire hazard area and access to get people out will be very difficult. In addition, she stated that Castaic Water Company does not serve the open space area and questioned the availability of water as required as a buffer for fire.

Discussion was held between the Commissioners on whether to continue the item with redesign or come back as presented with those concerns raised on the huge amount of grading, easement and access to the public space and how it will be managed.

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PUBLIC HEARINGS (Cont.)

Land Divisions

Commissioner Pedersen concurred with a continuance but not for a redesign of the project, since the project has been redesigned many times and staff has agreed to proceed forward.

The applicant has requested a one month continuance to look at the other issues to see if it does need to be redesigned. If it does they can come back and ask for a longer continuance and to also hear Commissioner Modugno's concerns.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission continue the item to Wednesday, August 17, 2016 to: 1) allow the applicant to work with staff on potential redesign that significantly reduces the amount of grading; 2) open space mitigation fee for endowment, maintenance and commitment from the conservancy for maintenance; 3) requirement for secondary access road; 4) removing the fire road to remove disturbance of the riparian area; 5) further study on the landside area being graded and recompact, to reduce density to avoid development in that area; 6) reduce number of units in order to achieve a reduction in grading; and 7) for staff to provide analysis applying principles in the One Valley One Vision Plan.

DISCUSSION AND POSSIBLE ACTION

Community Studies - East Section

Action Taken as Noted

6. **Project No. R2015-03108-(1). Advance Planning No. RADV T201500010. East Los Angeles Zoning Consistency Update. To consider initiating a project to prepare an ordinance and map amendments to correct inconsistencies between the adopted land use map and the zoning map for East Los Angeles.**

Ms. Reeck provided the Commission with an overview of the East Los Angeles Zoning Consistency Update to initiate the preparation of a zone change ordinance and potential plan amendment that will allow for a cleanup of inconsistencies between adopted zoning and land use policy under the 1988 East Los Angeles Community Plan.

Ms. Reeck stated that the goal of the zoning consistency project is to recommend zone changes only in locations where the adopted zoning is in direct conflict with the adopted land use. This will provide consideration for existing land uses and seek to both minimize the extent of zone changes to avoid altering the original intent and goals of the 1988 Community Plan, while still adhering to good zoning practice.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Community Studies – East Section

Ms. Reeck indicated that the proposed zoning would maintain or encourage creation of buffers between incompatible land uses and would avoid creation of areas with a large amount of new legal non-conforming uses. Such areas may experience future land use conflicts related to neighboring incompatible land uses and may lack viable solutions that are enforceable through the zoning code.

Ms. Reeck stated that for inconsistencies that cannot be addressed by zone changes or that appear to be the result of past mapping errors, staff proposes minor adjustments to the Land Use Policy Map and a text amendment to clarify ambiguous language in the Community Plan.

Commissioner Smith questioned what type of community outreach would be for property owners and businesses for parcels being affected. Staff responded that they have not finalized a strategy but will be working with individual property owners until a community meeting is held.

Commissioner Smith thanked staff for making sure that the inconsistencies were being addressed for owners and operators.

Motion/second by Commissioners Shell/Louie – That the Regional Planning Commission instruct the Department of Regional Planning to prepare an ordinance to change the zoning map as referenced in Section 22.16.230 (Maps) in Title 22 (Planning and Zoning) of the County Code.

In addition, that the Regional Planning Commission direct staff to prepare a Plan Amendment to modify certain land use policy boundaries to address zoning inconsistencies and to clarify certain definitions and standards within the East Los Angeles Community Plan related to land use categories.

Lastly, that the Regional Planning Commission instructed staff to coordinate with other County departments, including, but not limited to, County Counsel, the Department of Public Works, and the Fire Department, to update the zoning map and Community Plan accordingly.

At the direction of the Vice Chair, the item passed with Commissioners Shell, Louie, Smith and Pedersen in favor and Commissioner Modugno being recorded as absent.

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DISCUSSION AND POSSIBLE ACTION (Cont.)

Ordinance Studies

Action Taken as Noted

7. **Plan No. RPPL 2016002293. Applicant: Los Angeles County. Countywide. Amendments to Title 22 for Community Climate Action Plan Implementation. To amend Title 22 (Planning and Zoning) in order to implement the Los Angeles County Community Climate Action Plan 2020 (CCAP). The proposed amendments will support the CCAP in four action areas: green building development, electric vehicle infrastructure, idle reduction, and create new vegetated open space.**

Ms. Ng provided the Commission with an overview of the County Community Climate Action Plan (CCAP), summarizing the Department's completed and proposed amendments, and introduced policy options to further implement CCAP.

Ms. Ng stated the Department is proposing amendments to Title 22 to support four CCAP actions, which include: 1) Create new vegetated open space to restore and re-vegetate previously disturbed land and/or unused land and suburban area. Title 22 will be amended to allow accessory uses within utility right-of-ways;

2) Idle reduction to encourage idling limits of 3 minutes for heavy-duty construction equipment, as feasible within manufacturer's specification. This will allow reduction mitigation measure for projects subject to CEQA and will amend Title 22 to require "no idling" signs for loading areas in new development;

3) Electric vehicle infrastructure – The goal is to install 500 electric vehicle (EV) charging facilities at County-owned public venues and ensure at least 1/3 will be available for public use. Title 22 will be amended to remove regulations for EV charging stations and supply equipment on private property. The existing Title 22 is silent on EV charging stations and EV supply equipment. Staff is proposing amendments to codify EV charging stations and supply equipment so that it is allowed and to ensure that they will be treated uniformly. Furthermore, staff intends to amend the definition for "automobile service station" which currently defines it as gasoline and other petroleum products to "alternative fuels" to ensure that any automobile fuel is covered under this use; and

4) Green building development – To promote and incentivize at least Tier 1 voluntary standards within CalGreen for all new buildings and to develop a heat island reduction plan to facilitate green building development by removing regulatory and procedural barriers. Staff will amend Title 22 to allow "cool roofs" and "cool pavement" and define heat island effect, cool roofs, and cool pavement.

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## DISCUSSION AND POSSIBLE ACTION (Cont.)

### Ordinance Studies

Ms. Ng stated that staff will prepare a draft ordinance and present to them at a future fall meeting.

Commissioner Smith questioned how limited agricultural sites are being treated for soil remediation. Staff is envisioning that wholesale nurseries, will operate sites that are already disturbed. These sites are the ones that have high tension power lines over brushed land. The County for agricultural land will be participating in the remediating of the soil if needed.

Commissioner Shell requested that for new residential development there be capability for electric car charging to avoid costly retrofitting later.

Commissioner Pedersen raised concerns that a large piece of equipment throws out a lot of pollution when restarting which takes a lot of battery power. The battery manufacturing company are one of the more polluting industries.

At the direction of the Vice Chair, with no further questions for staff, the Commissioners accepted the update.

### PUBLIC COMMENT

#### **8. Public comment pursuant to Section 54954.3 of the Government Code.**

There were no requests by members of the public to address the Commission.

### CONTINUATION OF REPORTS

#### **9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

#### **10. Commission/Counsel/Director Reports**

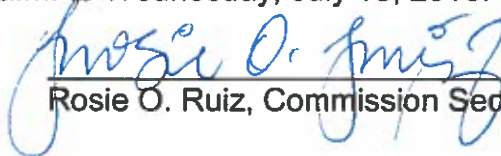
Commissioner Shell thanked the Los Angeles County Fire Department for their service in putting out the 500 acre brush fire in response to a fire that broke out Saturday, June 4, 2016 in Calabasas. They worked on steep hillsides, within sight of canyon side neighborhoods in Topanga Canyon in the unincorporated area of Los Angeles County.

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ADJOURNMENT

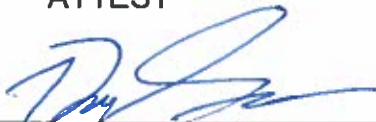
A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.


The Commission adjourned at 10:49 a.m. to Wednesday, July 13, 2016.

  
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Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
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Doug Smith, Vice Chair

  
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Sorin Alexanian, Deputy Director  
Current Planning Division, Item Nos. 1-5

  
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Mark Child, Deputy Director  
Advance Planning Division, Item Nos. 6-10